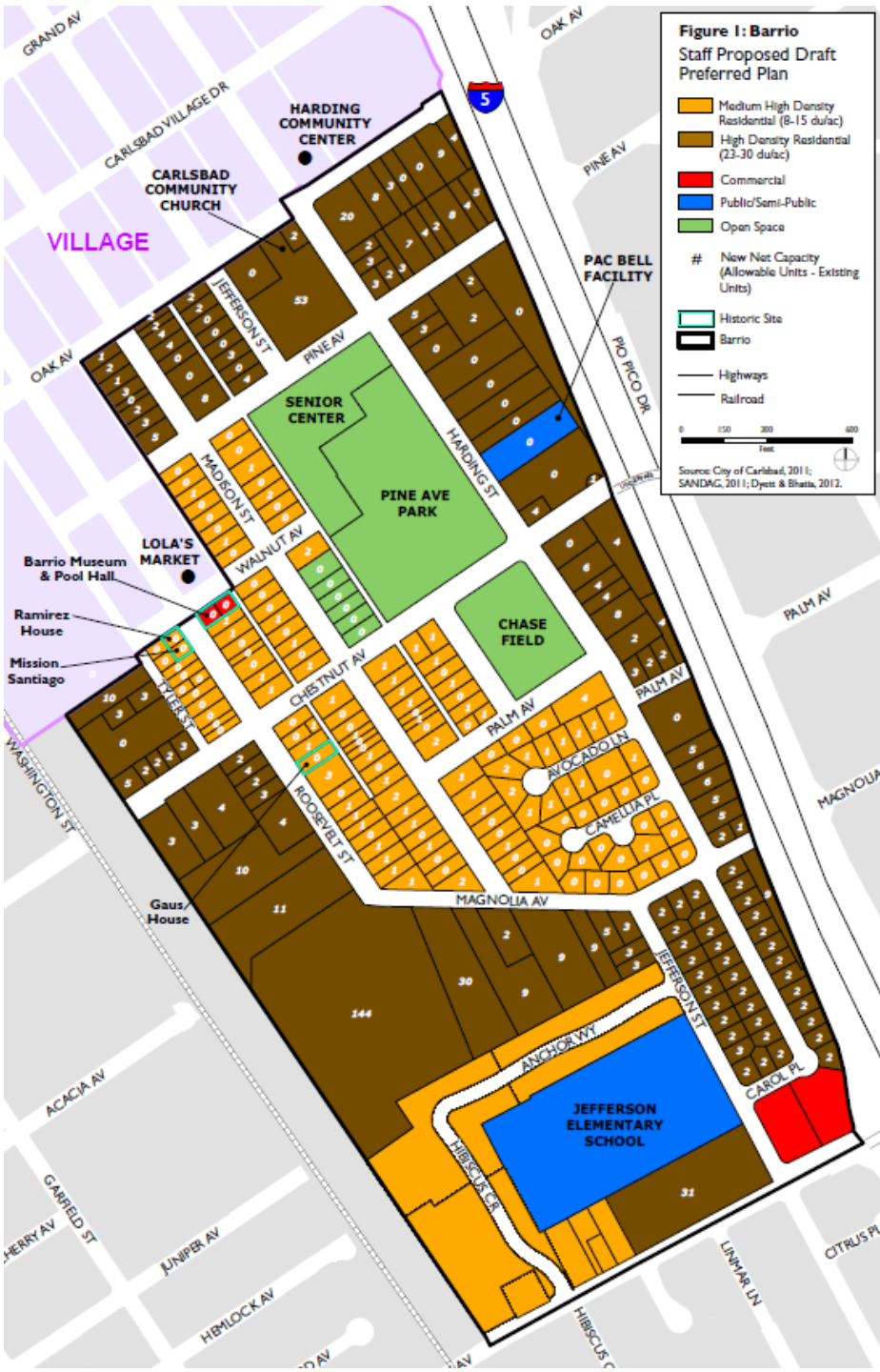


# Envision Carlsbad Planning Commission

**Barrio Land Uses**

June 20, 2012



# Meeting Objective

- Receive Planning Commission direction on the Draft Preferred Plan for the Barrio area

# Staff Report Attachments

- Attachment 1
  - Fig 1: Barrio Draft Preferred Plan
  - Fig 2: Existing General Plan
  - Fig 3: Existing Land Uses
  - Fig 4: Existing Residential Densities and Intensities
  - Fig 4A: Existing Over Density
  - Fig 5: Draft Preferred Plan by Block
  - Fig 6: Proposed Over Density
- Attachment 2
  - Barrio Workshop Summary Report (March 2011)
- Attachments 3
  - Working Paper 6, Section 6: Barrio Neighborhood Preservation and Revitalization

# Background

- EC3 recommended Land Use Concept B (Active Waterfront) for Focus Area 1



# Staff Recommendation

- Staff recommends refining EC3's recommendation to:
  - Meet 2005-2010 Housing Element Program 2.1 requirements and the 2010-2020 housing requirements
  - Protect neighborhood character of the Barrio core (one dwelling and two-dwellings on small lots)
  - Bring existing uses into conformity with density limits by increasing allowed densities
  - Encourage redevelopment around the Barrio perimeter by increasing allowed densities



# Housing Element Program 2.1

- 2005-2010 Housing Element Program 2.1 calls for increased densities throughout the Barrio to help meet the city's 2005-2010 RHNA
  - Net potential increase of approximately 596 dwelling units in the medium-high (RMH) and high (RH) densities
  - 332 of which count toward the 2005-2010 RHNA

# Housing Element Program 2.1 Implementation

- The Draft Preferred Plan implements Program 2.1 and assists in satisfying the next RHNA (2010-2020)
  - Net potential increase of approximately 758 dwelling units
  - 364 of which count toward the 2010-2020 RHNA

# Draft Preferred Plan

- Recommendation:
  - Apply a high density designation (23-30 du/ac) along the Barrio perimeter
  - Protect character of the Barrio core by applying a density that is consistent with much of the existing built densities (RMH – 8-15 du/ac)



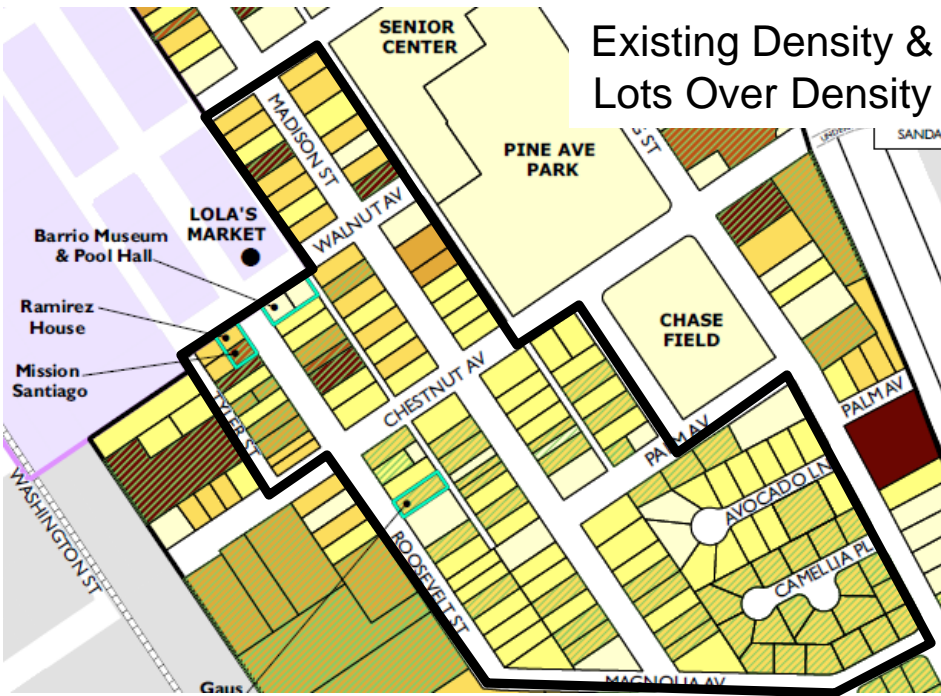
# Barrio Core

Existing  
General  
Plan



- Barrio Core is comprised primarily of:
  - One dwelling or two dwellings on small lots (3,500-7,000 sf)
  - Historic structures (Barrio Museum, Ramirez House, Gaus House, Mission Santiago)
  - Majority of lots are currently designated RM (4-8 du/ac)
  - 49% have 2 or more units
  - 40% exceed allowed density

Existing Density &  
Lots Over Density



# Barrio Core



Existing  
General  
Plan

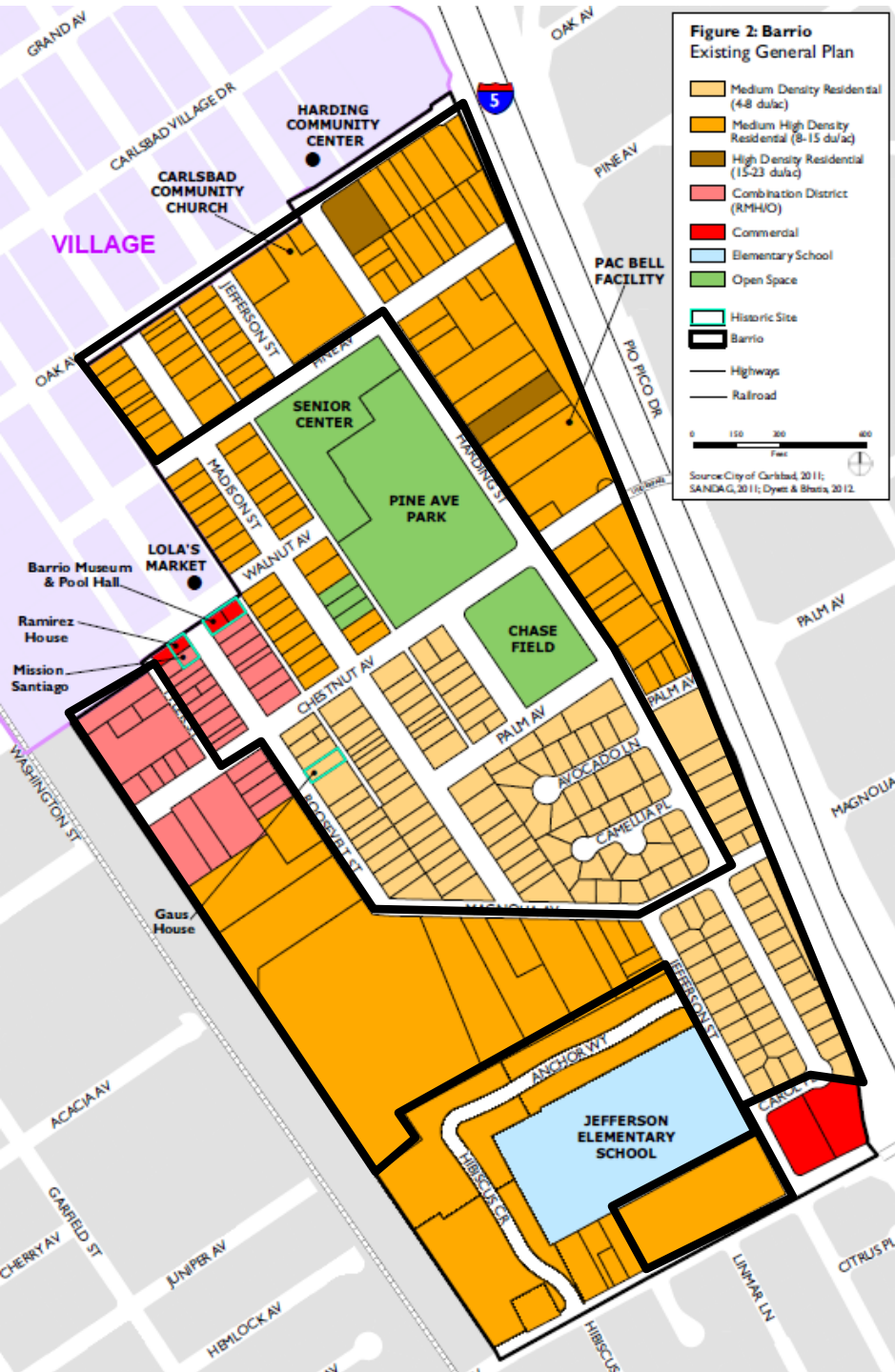


Draft  
Preferred  
Plan

- EC3/Staff Recommendation:
  - Change RM lots to RMH
    - Most existing nonconforming densities will be conforming
    - All lots able to develop at a density consistent with half of the existing development (2 units)
  - Lots currently designated RMH will remain RMH
  - Barrio Museum lot will remain commercial

# Barrio Core

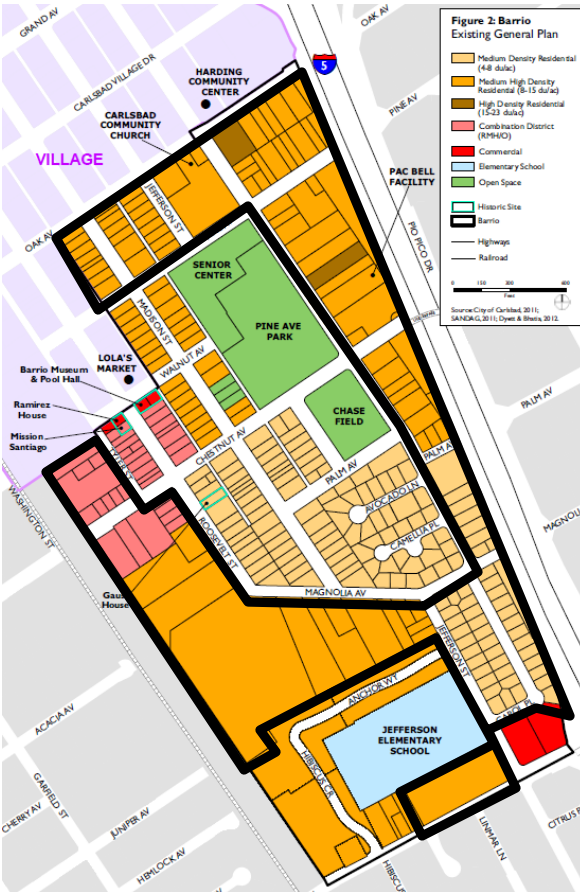
<b>Draft Preferred Plan</b> <b>Potential Increase in Dwellings Per Lot</b> (sites proposed to change from RM to RMH)				
0 Dwellings	1 Dwelling	2 Dwellings	3 Dwellings	4 Dwellings
45 Lots	44 Lots	5 Lots	1 Lot	1 Lots



# Barrio Perimeter

- Barrio perimeter is comprised primarily of:
  - Multi-family projects
  - Limited lot with 1 or 2 dwellings
  - Non-Residential Uses (Pac-Bell, school and a church)
  - Most lots currently designated RMH (8-15 du/ac)
  - 23% developed at current RH density (15-23 du/ac) or higher
  - 44% exceed allowed density

# Barrio Perimeter



- Recommendation
  - Change majority of lots to high density (23-30 du/ac)
  - Designate Pac Bell site as Public

# Draft Preferred Plan Summary



- Protect the character of the Barrio core, while allowing all lots to develop at a density consistent with much of the existing development

**Map Legend:**

- Over Density with Current General Plan (Yellow)
- Over Density with Preferred Plan (Red Hatched)
- Historic Site (Green Outline)
- Barrio (Black Outline)
- Highways (Blue/Red Shield)
- Railroad (Black Line)

**Map Labels:**

- Streets:** CARLSBAD VILLAGE DR, PINE AV, HARDINGTON ST, WALNUT ST, CHESTNUT AV, PALM AV, MAGNOLIA AV, JEFFERSON ST, CAROL PL, LINPAR LN, CITRUS ST, JUNIPER AV, HEMLOCK AV, GARFIELD ST, ACACIA AV, ROOSEVELT ST, ANCHOR WAY, HIBISCUS CR.
- Landmarks:** CARLSBAD COMMUNITY CHURCH, HARDING COMMUNITY CENTER, PAC BELL FACILITY, SENIOR CENTER, PINE AVE PARK, CHASE FIELD, Gaus House, LULA'S MARKET, Carlsbad Museum & Pool Hall, Jefferson Elementary School.

**Scale:** 0 to 400 Feet

**Source:** City of Carlsbad, 2011; SANDAG, 2011; Dyett & Bhatia, 2012.

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- Map Legend:**
- Over Density with Current General Plan (Yellow)
  - Over Density with Preferred Plan (Red Hatched)
  - Historic Site (Green Outline)
  - Barrio (Black Outline)
  - Highways (Blue/Red Line)
  - Railroad (Black Line)
- Map Labels:**
- Carlsbad Village Dr
  - Carlsbad Community Church
  - Harding Community Center
  - Pine Ave
  - Pine Ave Park
  - Chase Field
  - Jefferson Elementary School
  - Anchor Way
  - Hibiscus Cr
  - Lincoln Ln
  - Citrus St
  - Juniper Av
  - Hibiscus Av
  - Garfield St
  - Acacia Av
  - Jefferson St
  - Carroll Pl
  - Magnolia St
  - Cherry St
  - Walnut St
  - Chestnut St
  - Roosevelt St
  - Gaus House
  - Lola's Market
  - Barrio Museum & Pool Hall
  - Pac Bell Facility
  - Pio Pico Dr
  - Palm Av
  - Avocado Ln
  - Camellia Pl
- Scale:** 0 to 400 Feet
- Source:** City of Carlsbad, 2011; SANDAG, 2011; Dyett & Bhatia, 2012.

# Draft Preferred Plan Summary



- Encourage redevelopment along the perimeter of the Barrio



# Planning Commission Discussion



# Next Steps

- July 18, 2012
  - Planning Commission review of a Draft Preferred Plan that reflects the Commission's input
- Late August 2012
  - City Council review of the Draft Preferred Plan
- August 2012 – Spring 2013
  - Preparation of a draft General Plan (text) and EIR

# Envision Carlsbad Planning Commission

**Barrio Land Uses**

June 20, 2012